

Vanessa Stippel

From: Helgardt Slabbert <helgardt@valumax.co.za>
Sent: Friday, February 7, 2020 10:38 AM
To: Vanessa Stippel
Cc: De Wet Botha
Subject: RE: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)
Attachments: 21637-BID_3.pdf

Thank you Vanessa.

Please keep us informed with regards to the application and send us all of the specialist reports forming part of the application so that we can see what the implications will be in terms of infrastructure, traffic etc.

Kind Regards

Helgardt Slabbert

33 Ballyclare Drive, Ballywoods Office Park,
Rosewood House (Ground Floor), Bryanston,
PO Box 78772, Sandton, 2146
Tel: (011) 463 8882
Fax: (011) 463 8838
Mobile: 083 262 8668
Email: helgardt@valumax.co.za
Website: www.valumax.co.za



From: Vanessa Stippel <vanessa@prismems.co.za>
Sent: Friday, 07 February 2020 09:58
Cc: De Wet Botha <dewet@prismems.co.za>
Subject: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Dear Affected and/or Adjacent Landowner,

Steyn City Properties (Pty) Ltd. plans to develop Riverside View Ext 84 on portions 185 and 124 (a Portion of Portion 11) of the farm Diepsloot 388 JR within Ward 96 of the City of Johannesburg, Gauteng Province. The proposed development forms parts of the Steyn City Parkland Residence which has been designed to be a modern, mixed land use and mixed income development. The extent of the proposed development is approximately 29.4 ha and the site will be developed into three separate erven. The proposed use zones of these erven are as follows:

- **Erf 1 and 2: Special** (Primary Rights include: Place of Instruction, Residential dwelling units, Residential buildings, Storage, Offices, including ancillary uses such as restaurants and shops); and
- **Erf 3: Special for Private Open Space .**

Associated services and access will also be put in place.

Vanessa Stippel

From: Vanessa Stippel
Sent: Monday, February 10, 2020 11:21 AM
To: Helgardt Slabbert
Cc: De Wet Botha
Subject: RE: 21637 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Good day Helgardt,

Thank you for your email. We will keep you informed in regard to the proposed development.

We are currently in the Scoping Phase and a copy of the Scoping report can be downloaded from <http://www.prismems.co.za/index.php/projects/pages>. Please use the password **21637RV84** to access the document.

Please note however that the Specialist studies will form part of the EIA report which is not yet available. You will however be notified of the review of the EIA Report when it is available.

Please feel free to contact me should you require any further information.

Kind regards,

Vanessa Stippel (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)

Senior Environmental Assessment Practitioner | Unit Manager

Tel No.: 087 985 0951	12A Beacon Road	P O Box 1401
Fax No.: 086 601 4800	Poortview AH	Wilgeheuwel
Cell No.: 076 128 9126	Roodepoort	1736

E-mail: vanessa@prismems.co.za
Website: www.prismems.co.za
Level 2 B-BBEE Certified



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Subject: RE: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Thank you Vanessa.

Vanessa Stippel

From: Helgardt Slabbert <helgardt@valumax.co.za>
Sent: Monday, February 10, 2020 4:16 PM
To: Vanessa Stippel
Cc: De Wet Botha
Subject: RE: 21637 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Thanks

Helgardt Slabbert

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Rosewood House (Ground Floor), Bryanston,
PO Box 78772, Sandton, 2146
Tel: (011) 463 8882
Fax: (011) 463 8838
Mobile: 083 262 8668
Email: helgardt@valumax.co.za
Website: www.valumax.co.za



From: Vanessa Stippel <vanessa@prismems.co.za>
Sent: Monday, 10 February 2020 11:21
To: Helgardt Slabbert <helgardt@valumax.co.za>
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Please note however that the Specialist studies will form part of the EIA report which is not yet available. You will however be notified of the review of the EIA Report when it is available.

Please feel free to contact me should you require any further information.

Kind regards,

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Senior Environmental Assessment Practitioner | Unit Manager

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Cell No.: 076 128 9126	Roodepoort	1736

Vanessa Stippel

From: Vanessa Stippel
Sent: Tuesday, March 3, 2020 1:10 PM
To: Ziyanda Mdoda
Subject: RE: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Good day Ziyanda,

Noted. Thank you.

Kind regards,

Vanessa Stippel (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)
Senior Environmental Assessment Practitioner | Unit Manager

Tel No.: 087 985 0951	12A Beacon Road	P O Box 1401
Fax No.: 086 601 4800	Poortview AH	Wilgeheuwel
Cell No.: 076 128 9126	Roodepoort	1736

E-mail: vanessa@prismems.co.za
Website: www.prismems.co.za
Level 2 B-BBEE Certified



From: Ziyanda Mdoda <MaqubeZS@eskom.co.za>
Sent: Wednesday, February 12, 2020 10:22 AM
To: Vanessa Stippel <vanessa@prismems.co.za>
Cc: De Wet Botha <dewet@prismems.co.za>
Subject: RE: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Good morning Vanessa,

Comments provided still stand.

From: Vanessa Stippel <vanessa@prismems.co.za>
Sent: Wednesday, 12 February 2020 07:41
To: Ziyanda Mdoda <MaqubeZS@eskom.co.za>
Cc: De Wet Botha <dewet@prismems.co.za>
Subject: RE: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Good day Ziyanda,

Vanessa Stippel

From: Ziyanda Mdoda <MaqubeZS@eskom.co.za>
Sent: Wednesday, February 12, 2020 6:48 AM
To: Vanessa Stippel
Subject: RE: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Good morning Vanessa,

I see you already received an approval letter for this application. Has something changed in the EA that you are applying again?



From: Vanessa Stippel <vanessa@prismems.co.za>
Sent: Friday, 07 February 2020 10:26
Cc: De Wet Botha <dewet@prismems.co.za>
Subject: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Good day,

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- **Erf 1 and 2: Special** (Primary Rights include: Place of Instruction, Residential dwelling units, Residential buildings, Storage, Offices, including ancillary uses such as restaurants and shops); and
- **Erf 3: Special for Private Open Space .**

Associated services and access will also be put in place.

Prism Environmental Management Services (Prism EMS) has been appointed by Steyn City Properties (Pty) Ltd. to undertake the relevant Environmental Authorisation and Water Use Licence Application (WULA) process and associated public participation. A Background Information Document (BID) is attached and provides more information on the proposed development and authorisation and Water Use Licence Application (WULA) process required by the applicable legislation.

Register as an I&AP:

You are invited to register as an Interested and Affected Party (I&AP) by sending your name, contact details and interest in the matter to me (Post: PO Box 1401, Wilgeheuwel, 1736, Tel: 087 985 095, Fax: 086 601 4800, E-mail:

Vanessa Stippel

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Sent: Wednesday, February 12, 2020 7:41 AM
To: Ziyanda Mdoda
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Subject: RE: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

Good day Ziyanda,

Thank you for your quick response. Much appreciated.

No, there are no changes: Previously, we did the initial notification of the process and no report was available for review as part of that. Instead we circulated a Background Information Document (BID).

We now have more information and were able to compile the Scoping Report. Due to the time since the initial notification, we re-notified all I&APs so that they are aware of the project and can review the Scoping Report.

We have noted your comments in the Comments and Responses Report and will include your requirements in the EMPr (which we will compile as part of the EIA Phase). However, you are of course welcome to provide further comments on the Scoping Report should you wish to however it is not a requirement as we have included your previous comments.

Please feel free to contact me should you require any further information.

Kind regards,

Vanessa Stippel (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)

Senior Environmental Assessment Practitioner | Unit Manager

Tel No.: 087 985 0951	12A Beacon Road	P O Box 1401
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From: Ziyanda Mdoda <MaqubeZS@eskom.co.za>
Sent: Wednesday, February 12, 2020 6:48 AM
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Comments provided still stand.

From: Vanessa Stippel <vanessa@prismems.co.za>
Sent: Wednesday, 12 February 2020 07:41
To: Ziyanda Mdoda <MaqubeZS@eskom.co.za>
Cc: De Wet Botha <dewet@prismems.co.za>
Subject: RE: 21367 | Notification of Application for Environmental Authorisation and Review of Scoping Report | Proposed Development of Riverside View Ext 84, City of Johannesburg, Gauteng (GAUT 002/17-18/E2040)

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We now have more information and were able to compile the Scoping Report. Due to the time since the initial notification, we re-notified all I&APs so that they are aware of the project and can review the Scoping Report.

We have noted your comments in the Comments and Responses Report and will include your requirements in the EMPr (which we will compile as part of the EIA Phase). However, you are of course welcome to provide further comments on the Scoping Report should you wish to however it is not a requirement as we have included your previous comments.

Please feel free to contact me should you require any further information.

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Senior Environmental Assessment Practitioner | Unit Manager

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Vanessa Stippel

From: SHABANGU, BONGANI (GDARD) <Bongani.Shabangu@gauteng.gov.za>
Sent: Wednesday, February 12, 2020 10:08 AM
To: Vanessa Stippel
Cc: prism; SHABANGU, BONGANI (GDARD)
Subject: Ref Gaut 002/17-18/E2040

Good Day

Please note the above mentioned Ref Number was submitted on 07/02/2020 However my challenge is that it now falls under old financial year you are advised to re start the process and you can still use the proof of payment that was used previously.

Kind regards

Bongani Shabangu

Directorate: SUE Admin Unit

Department of Agriculture and Rural Development

Tel: 011 240 3051 **Fax:** 011 240 3381

E-mail: bongani.shabangu@gauteng.gov.za



Disclaimer:

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Vanessa Stippel

From: Vanessa Stippel
Sent: Wednesday, February 12, 2020 10:37 AM
To: 'SHABANGU, BONGANI (GDARD)'
Cc: De Wet Botha
Subject: 21637 Ref Gaut 002/17-18/E2040

Importance: High

Hi Bongani,

There is no way that we can restart our process. We have notified I&APs as part of the initial notification period (October 2018) and again in February 2020 as part of the review of the Scoping Report. All our notifications contained the reference number Gaut 002/17-18/E2040 which was indicated on the application form on the online system. We have also submitted copies of the Scoping Report to relevant authorities.

If this was an issue then the online system would have needed to flag the date as an issue so that I could have rectified it prior to notification. Or the draft application would have needed to expire so that I was aware there was an issue. We cannot be expected to restart our process when an expiration on the application form has never been communicated.

I have been trying to get hold of you to discuss this. Please give me a call urgently.

Kind regards,

Vanessa Stippel (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)

Senior Environmental Assessment Practitioner | Unit Manager

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From: SHABANGU, BONGANI (GDARD) <Bongani.Shabangu@gauteng.gov.za>

Sent: Wednesday, February 12, 2020 10:08 AM

To: Vanessa Stippel <vanessa@prismems.co.za>

Cc: prism <prism@prismems.co.za>; SHABANGU, BONGANI (GDARD) <Bongani.Shabangu@gauteng.gov.za>

Subject: Ref Gaut 002/17-18/E2040

Good Day

Vanessa Stippel

From: CHAN, JUSTINE (GDARD) <Justine.Chan@gauteng.gov.za>
Sent: Tuesday, February 18, 2020 11:30 AM
To: Vanessa Stippel
Cc: SHABANGU, BONGANI (GDARD); De Wet Botha; BELOT, BONISWA (GDARD); MAKHATHINI, NHLANHLA (GDARD)
Subject: RE: 21637 Ref Gaut 002/17-18/E2040

Dear Vanessa

I have discussed your application 002/17-18/E2040 with Nhlanhla Makhathini. His unit is responsible for the admin processing of environmental and waste applications. We have agreed to process your application even though the reference number is from the 2017 and 2018 financial year which is the result of the application being lodged as a Draft on 2017-07-24 in the EIA Online System. Our reasons being: you have already done 2 rounds of public participation with 002/17-18/E2040 as the reference number, payment for the application was made on the 06 February 2020 and that you received the information necessary to finalize the Scoping Report and the application form in early 2020.

Yours sincerely

Justine Chan

Assistant Director: Strategic Admin Support
Gauteng Department of Agriculture & Rural Development

56 Eloff Street, Umnotho House, JOHANNESBURG 2000

tel: 011 240 3368 email: Justine.Chan@gauteng.gov.za

website: <http://www.gauteng.gov.za>

From: Vanessa Stippel [mailto:vanessa@prismems.co.za]
Sent: Monday, 17 February 2020 10:57
To: CHAN, JUSTINE (GDARD) <Justine.Chan@gauteng.gov.za>
Cc: SHABANGU, BONGANI (GDARD) <Bongani.Shabangu@gauteng.gov.za>; De Wet Botha <dewet@prismems.co.za>
Subject: FW: 21637 Ref Gaut 002/17-18/E2040
Importance: High

Good day Justine,

Our telephonic discussion has reference:

Thank you for taking my call.

As discussed, we initially opened the application form as we were given the go ahead to proceed with the Scoping and EIA process. As part of that we started our initial notification October 2018 and provided I&APs the opportunity to register their interest.

In the interim, we proceeding with compiling the Scoping Report. We however were delayed in completing the report as we needed more information from the Applicant on where certain elements of the development would be located (for example, the location of the road/bridge over the wetland).

We received the necessary information early in 2020 and finalized the Scoping Report.

Vanessa Stippel

From: Vanessa Stippel
Sent: Tuesday, February 18, 2020 12:53 PM
To: CHAN, JUSTINE (GDARD)
Cc: SHABANGU, BONGANI (GDARD); De Wet Botha; BELOT, BONISWA (GDARD); MAKHATHINI, NHLANHLA (GDARD)
Subject: Re: 21637 Ref Gaut 002/17-18/E2040

Good day Justine,

Thank you for your email and for your assistance. I do appreciate it.

Kind regards,
Vanessa Stippel

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From: CHAN, JUSTINE (GDARD) <Justine.Chan@gauteng.gov.za>
Sent: Tuesday, 18 February 2020, 11:41 AM
To: Vanessa Stippel
Cc: SHABANGU, BONGANI (GDARD); De Wet Botha; BELOT, BONISWA (GDARD); MAKHATHINI, NHLANHLA (GDARD)
Subject: RE: 21637 Ref Gaut 002/17-18/E2040

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Justine Chan

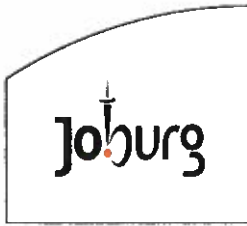
Assistant Director: Strategic Admin Support
Gauteng Department of Agriculture & Rural Development

56 Eloff Street, Umnotho House, JOHANNESBURG 2000

tel: 011 240 3368 email: Justine.Chan@gauteng.gov.za

website: <http://www.gauteng.gov.za>

From: Vanessa Stippel [mailto:vanessa@prismems.co.za]
Sent: Monday, 17 February 2020 10:57
To: CHAN, JUSTINE (GDARD) <Justine.Chan@gauteng.gov.za>
Cc: SHABANGU, BONGANI (GDARD) <Bongani.Shabangu@gauteng.gov.za>; De Wet Botha <dewet@prismems.co.za>
Subject: FW: 21637 Ref Gaut 002/17-18/E2040
Importance: High



City of Johannesburg
Environment and Infrastructure Services Department

118 Jorissen Street
Traduna House
Braamfontein

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Johannesburg
South Africa
2000

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www.joburg.org.za

UNIT: IMPACT MANAGEMENT & COMPLIANCE MONITORING

Our Reference: **EIM 07/02/2020**

GAUT 002/7-18/E2040

Contact: **Katlego Kale**

CoJ Region: **A**

Tel: **(011) 587 4231**

PRISM Environmental Management Services Ltd

PO Box 1898

Sunninghill

2157

vanessa@prismems.co.za

Attention: Vanessa Stippel

SCOPING REPORT FOR THE PROPOSED DEVELOPMENT OF RIVERSIDE VIEW EXT 84 ON PORTIONS 124 AND 185 DIEPLSOOT 388 JR, CITY OF JOHANNESBURG, GAUTENG PROVINCE.

The Scoping Report dated February 2020 refers.

Description of the project:

The project entails the development of Riverside View Ext 84 on Portions 185 and 124 of the Farm Diepsloot 388 JR. The proposed development will consist of mixed land use on approximately 29.4 ha. The site will be developed into three separate erven; Erf 1 and 2 to be zoned 'Special' for place of instruction, residential buildings and offices and ancillary uses and Erf 3 to be zoned 'Special for Private Open Space'. The site is currently zoned 'Undetermined'. A site visit was conducted on 14/02/2019.

Guidelines, by-laws and policies:

The Report takes into account relevant policies, by laws and strategies. The site falls within Region A, Sub Area 1 whose objective is to promote the development of a sustainable long term spatial structure to ensure the efficiency in the City. The proposed development is also aligned with the SDF 2040 to create liveable residential areas.

Description of alternatives:

Two layout alternatives are assessed as part of this phase. The Proposal entails the development of 3 erven as mentioned above. Alternative 1 involves the development of 7 erven. Erf 1-4 will be zoned 'Special' for place of instruction, residential buildings and offices and ancillary uses, Erf 5-7 will be zoned 'Special' for Access, Private Roads and Private Open Space respectively. Furthermore, two alternatives are also being discussed for the placement of the attenuation facilities. The Proposal

entails the attenuation pond be placed along the wetland boundary with multiple discharge points. Alternative 1 proposes the placement of the pond along the northern boundary of the site. A detailed assessment of the alternatives will be discussed as part of the EIA phase once the specialist studies have been undertaken.

Description and assessment of the identified environmental issues:

In terms of the CoJ Wetland Audit Layer 1 & 2, the proposed development site is affected by a Hillslope Seep Wetland system. Furthermore, the CoJ Biodiversity Sector Plan also show the site mapped as Critical Biodiversity Areas (CBA) and Ecological Support Areas (ESAs). CBAs are areas required to meet biodiversity patterns and/ or ecological processes targets. No alternative sites are available to meet these targets. Therefore the desired management of these areas is to maintain them in a natural state with limited or no biodiversity loss. Ecological Support Areas (ESAs) are areas important for maintaining landscape connectivity. They play an important role in supporting the ecological functioning of Critical Biodiversity Area in delivering associated ecosystem services, therefore, development in these areas should be planned in a manner that allows for faunal movement.

The proposed development also triggers listed activities in terms of Section 21 of the National Water Act and therefore requires a Water Use License.

Evaluation and presentation of mitigation measures:

Potential impacts and mitigation measures for each identified environmental impact will be included in the EIA Phase. An Ecological Habitat Assessment, Wetland Delineation, Heritage Impact Assessment, Geotechnical Impact Assessment and Traffic Impact Assessment specialist studies are proposed. Recommendations from these studies will inform the final layout plan and will be included in the EIA phase.

Public Participation:

The Public Participation (PP) undertaken is in line with the requirements as specified in the EIA Regulations, 2014(as amended).

Recommendations:

The Department noted the proposed development and requires that the following be addressed in the EIA Phase:

- A wetland delineation must be undertaken and be linked with the open space plan as well as stormwater management plan.
- The proposed layout provides for open space but does not distinguish between recreational and conservation open space. The wetland and its 30m buffer must be zoned public open space for conservation purposes and the development must also provide recreation open space in accordance with the City Open Space Framework.
- No stormwater infrastructure should be developed within the riparian zone, buffer zone of the 1:100 year floodline or whichever is greatest in accordance with the City Catchment Management Policy.

- A stormwater management plan must be compiled for the site. Attention should be brought to Clause 44 of the City of Johannesburg Stormwater Bylaw which state that:
The following requirements must, in addition to the requirements of section 38, be complied with if stormwater from any development site discharges directly, or indirectly across any intervening property, into a wetland:
 - (a) The quantity and velocity of any stormwater discharge must be controlled and treated to the extent that such discharge attains a quality in compliance with the requirements of the National Water Act, 1998, the National Environmental Management Act, 1998 and any other applicable law;
 - b) A stormwater discharge must maintain the frequency and flow of pre-development conditions, to the extent necessary to protect the characteristic functions of the wetland;
 - (c) Prior to discharging to a wetland, any alternative discharge location and any natural water storage infiltration opportunity outside the wetland, must be evaluated by a professional engineer and utilized for the stormwater discharge if reasonably practically possible.
- Furthermore, all the bridges that crosses the wetland must be designed in such a manner that would have minimum impact on the hydrology. These crossings must also be authorized for water use by Department of Housing, Water and Sanitation

Regards,



Mashudu Ratshtanga
Assistant Director: Environmental Impact Management

Tel: 011 587 4244

Email: MashuduR@joburg.org.za

Date: 21/02/2020

Vanessa Stippel

From: Vanessa Stippel
Sent: Wednesday, March 18, 2020 12:51 PM
To: 'Katlego Kale'
Cc: 'MashuduR@joburg.org.za'; De Wet Botha
Subject: RE: 21637 | Scoping Report: Portion 124 and 185 Dieplsoot 388 JR(Riverview Ext 84)
Attachments: 5-21637-20200221-M Ratshitanga (COJ).pdf

Dear Katlego,

Further to my email below and the City's comments (attached), we would like to provide the following response to the comments received. This response is also included in the Comments and Responses Report which will be submitted to the Department with the Scoping Report shortly.

We would like to reiterate the EIA process is still underway and a detailed EIA Report with the necessary specialist studies will be made available to the City for review and comment.

Comment from the City	Response included in Comments and Responses Report
<p>Description and assessment of the identified environmental issues:</p> <p>In terms of the CoJ Wetland Audit Layer 1 & 2, the proposed development site is affected by a Hillslope Seep Wetland system. Furthermore, the CoJ Biodiversity Sector Plan also show the site mapped as Critical Biodiversity Areas (CBA) and Ecological Support Areas (ESAs). CBAs are areas required to meet biodiversity patterns and/ or ecological processes targets. No alternative sites are available to meet these targets. Therefore the desired management of these areas is to maintain them in a natural state with limited or no biodiversity loss. Ecological Support Areas (ESAs) are areas important for maintaining landscape connectivity. They play an important role in</p>	<p>Noted. A Wetland Delineation has been undertaken and the wetland and associated buffer incorporated as Open space which will not be developed. A full Wetland Assessment will be included in the EIA Report to determine the impacts to the wetland and to provide necessary mitigation measures. Further, a Wetland Rehabilitation Plan will be compiled and implemented as part of the project to improve the status of the wetland which is currently degraded.</p> <p>In terms of the ESA and CBA, an Ecological Habitat Assessment will be undertaken and included in the EIA report to determine the current status of this area and to provide mitigation measures. It should be noted that from preliminary investigations, the site is fairly degraded by historic land use.</p> <p>A Water Use Licence Application in terms of Section 21 (c) and (i) of the National Water Act, 1998 will be undertaken and an integrated public participation process is planned whereby the WULA Technical Report will be available for review together with the EIA Report.</p>

<p>supporting the ecological functioning of Critical Biodiversity Area in delivering associated ecosystem services, therefore, development in these areas should be planned in a manner that allows for faunal movement.</p> <p>The proposed development also triggers listed activities in terms of Section 21 of the National Water Act and therefore requires a Water Use License.</p>	
<p>Evaluation and presentation of mitigation measures:</p> <p>Potential impacts and mitigation measures for each identified environmental impact will be included in the EIA Phase. An Ecological Habitat Assessment, Wetland Delineation, Heritage Impact Assessment, Geotechnical Impact Assessment and Traffic Impact Assessment specialist studies are proposed. Recommendations from these studies will inform the final layout plan and will be included in the EIA phase.</p>	<p>Noted, the studies will be incorporated into EIA Report as discussed in the Scoping Report and as requested in the comments.</p>

<p>Public Participation:</p> <p>The Public Participation (PP) undertaken is in line with the requirements as specified in the EIA Regulations, 2014 (as amended.)</p>	<p>Noted. No response required. Public participation for the EIA report will also be undertaken as per the requirements of the EIA Regulations, 2014 (as amended)</p>
<p>Recommendations:</p> <p>The Department noted the proposed development and requires that the following be addressed in the EIA Phase:</p> <ul style="list-style-type: none"> ●A wetland delineation must be undertaken and be linked with the open space plan as well as stormwater management plan. 	<p>Noted. A Wetland Delineation has been undertaken and the wetland and associated buffer incorporated as Open space which will not be developed. A full Wetland Assessment will be included in the EIA Report to determine the impacts to the wetland and to provide mitigation measures.</p>

●The proposed layout provides for open space but does not distinguish between recreational and conservation open space. The wetland and its 30m buffer must be zoned public open space for conservation purposes and the development must also provide recreation open space in accordance with the City Open Space Framework.

The purpose of the township application is to obtain basic zoning and land use rights. The standard zoning rights for Open Space in the City of Johannesburg Land Use Scheme 2018 do not distinguish between 'recreational' and 'conservation' open space - only between Public and Private Open Space. The difference lies in the ownership and therefore the maintenance of the open space area. These 2 kinds of Open Space are defined in the Johannesburg Land Use Scheme 2018 as follows:

"Public open space:

Use of building/s and/or land which is under the ownership of the Council or other authority,"

"Private Open space:

Use of building/s and/or land, with or without access control and which can be used as a private ground for sports, play, rest and recreation, or as an ornamental garden; pleasure ground; golf course; or for buildings reasonably required in connection with such uses."

The proposed Erf 2 is zoned Private Open Space, since it is the area affected by Wetlands. It could therefore be categorized as "conservation open space". We will add the words "Conservation open space" to the layout plan.

In addition to the above, the draft Site Development Plan included in the Scoping Report (Figure 4-3 of the Scoping Report) indicates the sports fields for the school, which are "recreational open space", as required for the learners. Please note that since the draft architectural layout is not approved as part of the township establishment, it cannot be added to the township layout plan.

	<p>In addition, the subject township is located adjacent to and directly north of the existing Steyn City Lifestyle estate, which is a private lifestyle estate, which makes provision for non—residential support uses within the estate. These include a golf course, retirement village, shopping centre, offices, filling station with convenience shop, gymnasium, heliport and school. Due to the extent of the residential component of this estate another school is required. The application site was identified for this use. The land was purchased after the original development of Steyn City Estate and therefore an extension to this estate which comprises the proposed township of Riverside View Ext 84. Initially the school will be open to people living outside the Steyn City, but eventually the residents of Steyn City will have first choice and therefore it will be a private school – similar to the existing Steyn City School in the southern section of the estate.</p> <p>The existing estate boundary wall will be extended to enclose the application site in order to be included in the Steyn City Estate boundaries. Since Steyn City Estate is a private estate all roads in the estate are private roads and all open spaces are private. Therefore the open space areas in the application site can only be zoned Private Open Space. However, like all other private schools, the sports fields are used for matches, which implies that the active open space areas will be utilized by more than only the Steyn City school.</p>
<p>●No stormwater infrastructure should be developed within the riparian zone, buffer zone of the 1:100 year floodline or whichever is greatest in accordance with the City Catchment Management Policy.</p>	<p>A stormwater management plan will be included in the EIA report. Stormwater attenuation has not been included in the wetland or wetland buffer area.</p>
<p>●A stormwater management plan must be compiled for the site. Attention should be brought to Clause 44 of the City of Johannesburg Stormwater Bylaw which state that: The following requirements must, in addition to the requirements of section 38, be compiled with if stormwater from any development site discharges directly, or indirectly across any intervening property, into a wetland: (a) The quantity and velocity of any stormwater discharge must be controlled and treated to the extent that such discharge attains a quality in compliance with the requirements of the National Water Act, 1998, the National Environmental Management Act, 1998 and any other applicable</p>	<p>A stormwater management plan will be included in the EIA report. Stormwater attenuation has not been included in the wetland or wetland buffer area.</p>

<p>law; (b) A stormwater discharge must maintain the frequency and flow of pre-development conditions, to the extent necessary to protect the characteristic functions of the wetland; (c) Prior to discharging to a wetland, any alternative discharge location and any natural water storage infiltration opportunity outside the wetland, must be evaluated by a professional engineer and utilized for the stormwater discharge if reasonably and practically possible.</p>	
<p>Furthermore, all the bridges that crosses the wetland must be designed in such a manner that would have minimum impact on the hydrology. These crossings must also be authorized by the Department of Housing, Water and Sanitation.</p>	<p>Preliminary designs for the wetland crossing will be included in the EIA Report. A WULA process is being undertaken.</p>

Kind regards,

Vanessa Stippel (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)

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Level 2 B-BBEE Certified





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Dear Mrs Vanessa Stippel,

COMMENTS ON THE DRAFT SCOPING REPORT: FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 124 AND 185 OF THE FARM DIEPSLOOT 388-JR TO BE KNOWN AS RIVERSIDE VIEW EXTENSION 84, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

The above-mentioned matter received by the Department on 07 February 2020 has reference.

The proposal development of Portions 124 and 185 of the farm Diepsloot 388-JR will involve mixed use township establishment to cater for a place of 'Instructions', 'Residential' use and 'Commercial' including ancillary uses such as restaurants and shops. One Erf will be set aside as a 'Private Open Space'. The subject site measures 29.30 hectares with the proposed development occupying an extent of 24.10 hectares. The applicant applied for Activity 19 of Listing Notice 1, Activity 15 of Listing Notice 2 and Activities 4, 12 and 14 of Listing Notice 3 of the Environmental Impact Assessment Regulations, 2014.

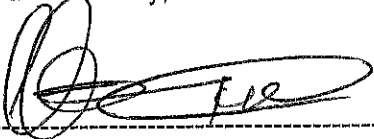
The Draft Scoping Report and plan of study submitted is noted and the Department would like to comment as follows:

- Green buildings techniques should be applied to the proposed development process to make use of natural light and heat thereby reducing energy use and emission to the atmosphere. This will also reduce the impacts of climate change.
- Rainwater harvesting methods should be incorporated into the development, to store water for irrigation purpose
- A Waste Management Plan that seeks to achieve high levels of separation of waste at source to reduce volumes disposed of at the landfill sites must be compiled.
- The stormwater management must be design in such a way that it will not dispense directly to the watercourse and its buffer zone and it must be submitted to the Johannesburg Roads Agency for consideration. Additionally, adequate slip / shoulder lanes must be incorporated into the road infrastructure design to accommodate public transport services. This must include shaded area in instances where its raining or too hot.
- The locality map and sketch layout plan has been included in the Draft Scoping. However, a legible, A2 Layout Plan overlain by a composite sensitivity map on site with a legend easily linked to activity components must be included in the Draft EIAR after the acceptance of the Final Scoping.

- The preliminary Site Development Plan indicates that there will be no crossing of the wetland. In view of this, the final Site Development Plan can involve minor alterations but not any crossings of the wetland.
- It is noted that the Draft Scoping Report (D Scoping Report) is currently being circulated for comment. The public participation process must be undertaken in accordance with the EIA Regulations, 2014.

If you have any queries regarding the contents of this letter, contact the official at the details indicated above.

Yours faithfully,



Mr Teboho Leku
CEO-B: Impact Management
Date: 4/3/2020

Vanessa Stippel

From: Vanessa Stippel
Sent: Wednesday, March 18, 2020 12:58 PM
To: MUKWEVHO, MULALO (GDARD)
Cc: MOAGI, WESI (GDARD); LEKU, TEBO (GDARD); De Wet Botha
Subject: RE: 002/17-18/E2040
Attachments: 6-21637-20200306 -Teboho Leku (GDARD).pdf

Good day,

Thank you for the comments. They have been added to the Comments and Responses Report and will be taken into account in the EIA Report. This response is also included in the Comments and Responses Report which will be submitted to the Department with the Scoping Report shortly.

In particular, we would just like to highlight that the Site Development Plan provided in the Scoping Report does show that there will be a wetland crossing. Further, it is also discussed in Section 2.2.2.1., Section 4.3.1 and Section 4.3.6 (which deals specifically with this matter).

The above-mentioned matter received by the Department on 07 February 2020 has reference. The proposal development of Portions 124 and 185 of the farm Diepsloot 388-JR will involve mixed use township establishment to cater for a place of 'Instructions', 'Residential' use and 'Commercial' including ancillary uses such as restaurants and shops. One Erf will be set aside as a 'Private Open Space'. The subject site measures 29.30 hectares with the proposed development occupying an extent of 24.10 hectares. The applicant applied for Activity 19 of Listing Notice 1, Activity 15 of Listing Notice 2 and Activities 4, 12 and 14 of Listing Notice 3 of the Environmental Impact Assessment Regulations, 2014. The Draft Scoping Report and plan of study submitted is noted and the Department would like to comment as follows:

Noted. No response required.

<p>1. Green buildings techniques should be applied to the proposed development process to make use of natural light and heat thereby reducing energy use and emission to the atmosphere. This will also reduce the impacts of climate change.</p>	<p>Noted. This comment has been provided to the design team and issues relating to sustainability and green building design will be discussed in the EIA Report.</p>
<p>2. Rainwater harvesting methods should be incorporated into the development, to store water for irrigation purpose.</p>	<p>Noted. This comment has been provided to the design team and issues relating to rainwater harvesting will be discussed in the EIA Report.</p>
<p>3. A Waste Management Plan that seeks to achieve high levels of separation of waste at source to reduce volumes disposed of at the landfill sites must be compiled.</p>	<p>Noted. A Waste Management Plan will be included in the EMPr that will be developed during the EIA Phase.</p>
<p>4. The stormwater management must be design in such a way that it will not dispense directly to the watercourse and its buffer zone and it must be submitted to the Johannesburg Roads Agency for consideration. Additionally, adequate slip/shoulder lanes must be incorporated into the road infrastructure design to accommodate public transport services. This must include shaded area in instances where its raining or to hot.</p>	<p>Noted. A stormwater management plan will be included in the EIA Report. Currently, the stormwater system has been designed outside the wetland and 32m wetland buffer and therefore does not discharge directly into a watercourse.</p> <p>Further, a Traffic Impact Assessment has been undertaken and will be included in the EIA Report.</p>
<p>5. The locality map and sketch layout plan has been included in the Draft Scoping. However, a legible, A2 Layout Plan overlain by a composite sensitivity map on site with a legend easily linked to activity components must be included in the Draft EIAR after the acceptance of the Final Scoping.</p>	<p>Noted. As requested, a A2 layout and sensitivity plan will be compiled once all necessary specialist studies have been undertaken and included in the EIA Report.</p>
<p>6. The preliminary Site Development Plan indicates that these will be no crossing of the wetland. In view of this, the final Site Development Plan can involve minor alterations but not any crossings of the wetland.</p>	<p>This is not the case. The Site Development Plan included in Figure 4.3 and reiterated in Figure 4.7 clearly shows the wetland crossing near the north of the site (grey road). In addition, Section 4.3.6. specifically noted that a bridge over the wetland would be required and that more detail would be provided in the EIA Report.</p>

7. It is noted that the Draft Scoping Report (D Scoping Report) is currently being circulated for comment. The public participation process must be undertaken in accordance with the EIA Regulations, 2014.

Noted. No response required. Public participation for the EIA report will also be undertaken as per the requirements of the EIA Regulations, 2014 (as amended)

Kind regards,

Vanessa Stippel (Pr.Sci.Nat)(Reg.EAP)(MSc. Ecol., Env. and Cons.)

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Level 2 B-BBEE Certified



From: MUKWEVHO, MULALO (GDARD) <MULALO.MUKWEVHO2@gauteng.gov.za>

Sent: Friday, March 6, 2020 11:29 AM

To: Vanessa Stippel <vanessa@prismems.co.za>; prism <prism@prismems.co.za>

Cc: MOAGI, WESI (GDARD) <Wesi.Moagi@gauteng.gov.za>

Subject: FW: 002/17-18/E2040

Good morning

Kindly find the attached letter for your attention.